

# EXHIBIT B

**Corrected List of Materials Relied Upon**

1. Non-binding letter of intent between the Utility and TMG re: Lease with Purchase Option for 300 Lakeside Tower, Oakland, CA, dated January 23, 2020
2. Agreement to Enter into Lease and Purchase Option (and schedules, exhibits, and attachments)
3. Office Lease for Lakeside Tower, Oakland, California (and schedules, exhibits, and attachments)
4. Agreement of Purchase and Sale and Joint Escrow Instructions
5. California Asbestos and Lead Notification Memorandum for Tenants, Employees and Contractors, 300 Lakeside, Oakland, CA, dated March 2020 (and schedules, exhibits, and attachments)
6. Subornation, Non-Disturbance and Attornment Agreement
7. JLL Report, *Oakland Metro Market Overview*, dated December 2019
8. JLL Report, *Trophy Asset Delivers in Oakland and Much-Needed Housing Supply Nears Completion*, dated Q4 2019
9. Cushman & Wakefield Report, *Marketbeat East Bay Oakland*, dated Q4 2019
10. Cushman & Wakefield Broker Opinion of Value, *PG&E Headquarters Portfolio*, dated January 2020
11. Cushman & Wakefield Report, *1919 Webster Street*
12. JLL Report, *Oakland's Top Industries Well-Positioned as Impacts of COVID-19 Unfold*, dated Q1 2020
13. PG&E Presentation, *Workplace Design Standards and The Way We Work*, dated February 19, 2020
14. 300 Lakeside, *Estimated Run-Rate, 100% Occupied Expenses for CY 2020*, dated February 28, 2020
15. JLL Report, *San Francisco Market Overview*, dated March 2020
16. JLL Report, *Proposition E: Limits on Office Development*, dated March 3, 2020
17. JLL Appraisal of PG&E Headquarters, dated March 4, 2020
- ~~18. PG&E Presentation, *HQ Real Estate Strategy and Transaction Update*, dated March 7, 2020~~

- 18.     ~~19.~~ JLL Report, *How is Large Project Office Allocation Affected with the Ratification of Proposition E in San Francisco*, dated March 9, 2020
- 19.     ~~20.~~ JLL Report, *COVID-19: Global Real Estate Implications*, dated March 12, 2020
- 20.     ~~21.~~ Moody's Analytics Report, *Panic, Volatility, and CRE Finance & Transaction Markets*, dated March 13, 2020
- 21.     ~~22.~~ Communications between the Utility and TMG re: Market Feedback, dated March 15, 2020
- 22.     ~~23.~~ PG&E Presentation, *HQ Real Estate Strategy and Transaction Update*, dated March 23, 2020.
- 23.     ~~24.~~ PG&E Summary Development Budget for 300 Lakeside, Oakland, dated March 31, 2020
- 24.     ~~25.~~ PG&E Presentation to Boards of Directors, PG&E Corporation and Pacific Gas and Electric Company, *HQ Real Estate Transaction*, dated April 6, 2020
- 25.     ~~26.~~ JLL Data, *East Bay Sales Comps*, dated April 8, 2020
- 26.     ~~27.~~ 2019 Tower Accrual Escalation Calculations, 2019 Estimate
- 27.     ~~28.~~ PG&E Presentation to Boards of Directors, PG&E Corporation and Pacific Gas and Electric Company, *HQ Real Estate Transaction*, dated April 8, 2020
- 28.     ~~29.~~ Goldman Sachs Report, *Impact of COVID-19 on the Real Estate Market*, dated April 24, 2020
- 29.     ~~30.~~ IRR Report, *COVID-19 Real Estate Impact Survey*, dated May 2020
- 30.     ~~31.~~ JLL Report, *San Francisco, CA Office HQ Sale – Sensitivity Analysis*, dated May 4, 2020
- 31.     ~~32.~~ PG&E Presentation to Boards of Directors PG&E Corporation and Pacific Gas and Electric Company, *HQ Real Estate Transaction*, dated May 28, 2020
- 32.     ~~33.~~ PG&E Presentation to Boards of Directors, PG&E Corporation and Pacific Gas and Electric Company, *HQ Real Estate Transaction*, dated June 4, 2020
- 33.     ~~34.~~ Agreement to Enter into Lease and Purchase Option (and schedules, exhibits, and attachments), final draft
- 34.     ~~35.~~ Agreement to Enter into Lease and Purchase Option (and schedules, exhibits, and attachments), executed copy

- 35.     ~~36.~~ Costar Oakland-Downtown Office Submarket Report, dated May 26, 2020
- 36.     ~~37.~~ Costar Oakland-Downtown Office Submarket Report, dated April 29, 2020
- 37.     ~~38.~~ Costar East Bay – CA Office Market Report
- 38.     ~~39.~~ Costar 300 Lakeside Dr – Lakeside Underwriting Report
- 39.     ~~40.~~ Costar 300 Lakeside Dr – Lease Comps
- 40.     ~~41.~~ Costar East Bay – CA Office Capital Markets Report
- 41.     ~~42.~~ Costar San Francisco – CA Office Capital Markets Report
- 42.     ~~43.~~ Costar 77 Beale St – PG&E Headquarters Underwriting Report
- 43.     ~~44.~~ Costar South Financial District – Office Submarket Report
- 44.     ~~45.~~ Costar San Francisco – CA Office Market Report
- 45.     ~~46.~~ Independent sales and rental research San Francisco Market Area
- 46.     ~~47.~~ Independent sales and rental research Oakland Market Area
- 47.     ~~48.~~ Various articles and publications pertaining to COVID-19 impacts on real estate

Summary report: Litera® Change-Pro for Word 10.8.2.11 Document comparison done on 6/17/2020 12:25:22 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
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Modified DMS: iw://WEILDMS/WEIL/97440218/6	
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<u>Add</u>	31
<del>Delete</del>	32
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
<del>Table Delete</del>	0
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	63